

**FINDINGS - EXHIBIT A**  
**Parcel Map CO 13-0016 (Vanderveen)**

*Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 17, 2014 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Public Services and Utilities, Recreation, Transportation and Water and are included as conditions of approval.

*Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single family residences, secondary dwellings, and uses allowed in the Residential Suburban land use category.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a primary and secondary dwelling and other accessory uses allowed in the Residential Suburban land use category.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property does not contain significant fish or wildlife habitat due to the surrounding residential development adjacent to the project site.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

*Road Improvements*

- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within the time frame approved in the Subdivision Agreement and prior to issuance of a permit or other grant of approval for development on a parcel.

*Adjustments*

- K. There special circumstances or conditions affecting the subdivision because the existing PG&E power transmission lines run through the center of the property on 100 foot+ towers. Undergrounding, removing or redirecting these lines is not economically feasible, would significantly disrupt PG&E's infrastructure for electrical power delivery system and there is no other area to place these utilities without impacting existing surrounding development.
- L. The granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision because the existing power lines have been in place for a long period of time and have been serving electricity to the area for decades without any adverse effect on the residents of the area.
- M. The granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision because the existing power lines have been in place for a long period of time and have been serving electricity to the area for decades without any adverse effect on the residents of the area.